



PLANNING DIRECTOR'S HEARING AGENDA

WEDNESDAY, September 27, 2006

9:00 a.m.
City Council Chambers
City Hall

200 East Santa Clara Street
San Jose, California 95113-1905

Hearing Officers

Susan Walton, Principal Planner

Mike Enderby, Acting Principal Planner

**Joseph Horwedel, Acting Director
Planning, Building, and Code Enforcement**

NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 535-7800 (VOICE), 294-9337 (TTY) at least two days, (48 hours) before the meeting. If you requested such an accommodation and have not already identified yourself to the technician seated at the staff table, please do so now. If you did not call in advance and do now need assistance, please see the technician.

NOTICE TO THE PUBLIC

Good morning, this is the Planning Director's Hearing of **September 27, 2006**. My name is _____ and I am the Hearing Officer for today's agenda. On behalf of the Planning Director, I would like to welcome you to this Public Hearing. Please remember to turn off all cell phones and pagers. A copy of the agenda is available on the table by the door for your convenience. A validation machine is available up the stairs at the rear of these chambers for parking tickets for the garage underneath City Hall.

The procedure for this hearing is as follows:

- Hearing Officer will identify the project as described on the agenda
- Staff report
- After the staff report, applicant and/or representative will have up to 5 minutes to speak and should make themselves known as their item comes up by approaching the microphone and identifying themselves and stating their home address, or just wave from the audience if you do not wish to speak
- Public testimony of up to 2 minutes, either for or against the project. Please state name and home address for the record
- After the public testimony, the applicant may make closing remarks of up to 5 minutes
- The Hearing Officer may ask questions of the speaker
- The public hearing will then be closed and the Hearing Officer will take action on the item. The Hearing Officer may request staff to respond to the public testimony, ask staff questions, and discuss the item

If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.

The Planning Director's action on these agenda items is final when the permit is signed and mailed, unless the permit is appealed. The Planning Director's actions are appealable in accordance with the requirements of Title 20 of the Municipal Zoning Code.

Note: If you have any agenda changes, please contact Gina Robles (gina.robles@sanjoseca.gov).

AGENDA

ORDER OF BUSINESS

1. DEFERRALS

Any item scheduled for hearing this morning for which deferral is being requested will be taken out of order, to be heard first on the matter of deferral. A list of staff recommended deferrals is available on the table. I will identify the items to be deferred and then ask for comments from the audience. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time. I will now open the public hearing. The following items are proposed to be deferred.

The matter of deferrals is now closed.

2. CONSENT CALENDAR

NOTICE TO THE PUBLIC

The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by the Director of Planning, staff, or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please come to the podium at this time.

- a. **HA76-130-01. Tree Removal Permit** to remove 16 trees in the common area of a condominium complex on a 9.6 gross acre site in the R-M Multiple Residence Zoning District, located on the east side of Leigh Avenue, approximately 400 feet southerly Geneva Street (Courtyard-Leigh Avenue HOA, Owner). Council District 9. CEQA: Exempt.
- b. **HA02-019-01. Site Development Permit Amendment** to construct a second floor addition containing 880 square feet to an existing two-family residence on a 0.12 gross acre site in the R-2 Two-Family Residence Zoning District, located on the east side of Harliss Avenue approximately 400 feet north of Edwards Avenue (848 HARLISS AV) (Alcantar Thomas And Gloria R Et Al, Fajardo Keith F Et Al, Owner). Council District 3. SNI: Washington. CEQA: Exempt.
- c. **TR06-117. Tree Removal Ppermit** to allow removal of one Silk Oak tree 80" in circumference on a 0.19 gross acre site. in the R-1-8 Single-Family Residence Zoning District, located at 2954 Cottle Avenue (Bacon Douglas A Trustee, Owner). Council District 9. CEQA: Exempt.
- d. **PDA80-002-01. Tree Removal Permit** to remove one LIVE pine tree, with 88 inch circumference, located in the common area of a multi-family complex in the A(PD) Planned Development Zoning District, located at the southeast corner of Paseo Tranquillo and Branham Lane (4916 PASEO TRANQUILLO) (Vanderpoel Linda L Trustee, Owner). Council District 9. CEQA: Exempt.

- e. **TR06-139. Tree Removal Permit** for the removal of one Mexican Fan Palm 93 inches in circumference in the R-1-8 Single-Family Residence Zoning District, located at 1963 Josephine Avenue (Emerson William A And Jean K Trustee, Owner). Council District 9. CEQA: Exempt.

The consent calendar is now closed.

3. PUBLIC HEARING

- a. **TR06-098. Tree Removal Permit** to remove one Monterey Pine, approximately tree 67 inches in circumference, on a 0.13 gross acre site in the R-1-8 Single-Family Residence Zoning District, located on the south side of Fuller Avenue, approximately 100 feet east of Bird Avenue (574 Fuller Avenue) (Longinetti Robert L Trustee, Owner). Council District 6. CEQA: Exempt. **Deferred from 9/20/06.**
- b. The projects being considered are located at/on east side of S. 10th Street approximately 300 feet south of Needles Drive (1860 S. 10th ST), in the LI Light Industrial Zoning District (NGUYEN DUNG HOAI AND LISA K ET AL, Owners). Council District 7. SNI: None. CEQA: Exempt. **Deferred from 9/20/06.**
 - 1. **SP06-042. Special Use Permit** to allow Industrial Condominium uses (23 units) on a 5.42 gross acres site.
 - 2. **T06-052. Tentative Map Permit** to subdivide 1 parcel into 23 lots for Industrial Condominium uses on a 5.42 gross acres site.
- c. **TR06-128. Tree Removal Permit** to legalize the previous removal of one Pine tree measuring 62 inches in circumference on a 0.22 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at 2614 Richland Avenue (Sanchez Ricardo, Owner). Council District 9. CEQA: Exempt.
- d. **TR06-123. Tree Removal Permit** to legalize the previous removal of two pine trees (64" and 56.5" in circumference) in the front yard of a single-family residence district in the R-1-8(PD) Planned Development Zoning District, located at 7092 Via Ramada (Motock Patricia L Et Al, Owner). Council District 2. CEQA: Exempt.
- e. **H05-053. Site Development Permit** to allow the construction of a new, approximately 208,000 square foot research and development facility on a 6.8 gross acre site in the IP Industrial Park Zoning District, located at the northerly corner of Montague Expressway and Trimble Road (Cadence Design Sysys Inc, Owner). Council District 4. SNI: None. CEQA: EIR Resolution No. 60197.

This concludes the Planning Director's Hearing for September 27, 2006. Thank you.

PLANNING DIRECTOR'S AGENDA ON THE WEB:
<http://www.sanjoseca.gov/planning/hearings/default.asp>
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(408) 535-7800 CITY OF SAN JOSE